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Adopted 9/14/89

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: TENTATIVE DESIGNATION OF REDEVELOPER
DISPOSITION PARCEL RR - 118
SOUTH END URBAN RENEWAL AREA PROJECT
NO. MASS. R-56

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title 1 of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the South End Renewal Area Project No. MASS. R-56 (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title 1, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, the Cardinal's Rehab, Inc. expressed an interest in and has submitted a satisfactory proposal for the development of Disposition Parcel RR-118 in the South End Urban Renewal Area and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That the Cardinal's Rehab, Inc. be, and hereby is, tentatively designated as Redeveloper of Disposition Parcel RR-118 in the South End Urban Renewal Area subject to:

- (a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
- (b) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title 1 of the Housing Acts of 1949, as amended.
- (c) Submission within Two-Hundred Seventy (270) days in a

form satisfactory to the Authority of:

- (i) Evidence of the availability of necessary equity funds, as needed; and
- (ii) Evidence of firm financial commitments from banks or other lending institutions; and
- (iii) Final working drawings and specifications; and
- (iv) Proposed development and rental schedule.

2. That disposal of Parcel RR-118 by negotiation is the appropriate method of making the land available for redevelopment.

3. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

4. That the developer be, and hereby is, authorized to petition the Board of Appeals for any zoning changes that may be necessary to complete the proposed development.

5. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

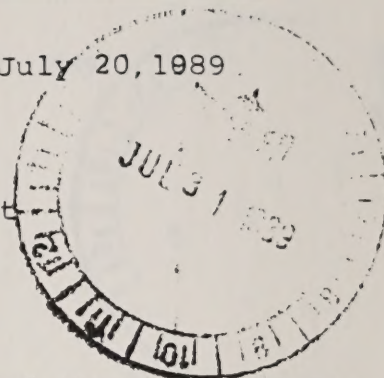
PARCEL RR-117/ 45 THORNDIKE
STREET



UNITED NEIGHBORS OF LOWER ROXBURY, INC.

90 Windsor Street, Boston, Massachusetts 02120

July 20, 1989



RE: Emmanuel/Philip Corporation Housing Development

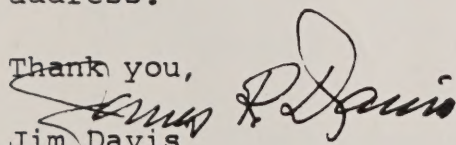
To whom it may concern,

The United Neighbors Of Lower Roxbury have supported the past efforts of the Emmanuel/Philip Corporation to develop "affordable housing" in our community. We are pleased with the progress their corporation has shown in developing number 43 Thorndike Street.

It is with great pleasure that we give our full support from the Board of Directors for the Emmanuel/Philip Corporation to develop number 45 Thorndike Street into "affordable housing".

If further information is needed please contact me at the above address.

Thank you,


Jim Davis

U.N.L.R. Treas./Board of Directors

RAYMOND L. FLYNN, MAYOR



PUBLIC FACILITIES DEPARTMENT

August 22, 1989

Maria Faria
Senior Project Manager
Boston Redevelopment Authority
City Hall
Boston, Massachusetts 02201

Re: 47 Thorndike Street

Dear Ms. Faria:

This letter is to inform you that Peter Woodford, on behalf of Cardinal's Rehab, Inc., of 25 Union Street, Boston, recently applied to the Rental Development Program for financial assistance to rehabilitate the above property. We intend to work with him in providing Rental Rehabilitation funds and Rehabilitation Specialist services, should he receive designation from the BRA.

Cardinal's Rehab, Inc. intends to create three units of low/moderate income housing.

Please let me know if you have any questions or require additional information.

Sincerely yours,

Jan P. Gillian
Janice P. Gillian
Program Assistant
Rental Development Program

0358q



LISA G. CHAPNICK, DIRECTOR—15 BEACON STREET, BOSTON, MASSACHUSETTS 02108 (617) 720-4300

x270

PROJECT FACT SHEET

1. PARCEL OR PROJECT NAME:
RR-118
2. PROJECT MANAGER/TEAM:
Maria Faria
3. DEVELOPER/ADDRESS:
25 Union Street,
Boston, MA 02108
4. SITE LOCATION:
47 Thorndike Street
5. PARCEL DESCRIPTION:
Parcel RR-118 contains a vacant, three-story building on 1,100 square feet of land.
6. ACTION REQUESTED:
The memorandum is requesting that the BRA grant tentative designation to the Cardinal's Rehab, Inc., as redeveloper of Parcel RR-118 for the purpose of rehabilitating the building into three (3) rental affordable units.
7. PREVIOUS BOARD ACTION:
8. DEVELOPER PROGRAM:
Parcel RR-118 will be developed into 3 affordable rental units.
9. TOTAL DEVELOPMENT COSTS:
The total development costs are estimated at \$209,700.
10. ZONING:
Not necessary.
11. DESIGN:
Preliminary schematics have been approved by the BRA.
12. FAIR HOUSING PLAN:
N/A
13. COMMUNITY REVIEW:
United Neighbors of Lower Roxbury support the project.

September 14, 1989

MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY, AND
STEPHEN COYLE, DIRECTOR

FROM: THOMAS O'MALLEY, ACTING ASSISTANT ASSISTANT DIRECTOR
FOR NEIGHBORHOOD HOUSING AND DEVELOPMENT,
MARIA FARIA, SENIOR PROJECT MANAGER

SUBJECT: SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56
TENTATIVE DESIGNATION OF REDEVELOPER OF RE-USE PARCEL
RR-118/47 THORNDIKE STREET

SUMMARY: THIS MEMORANDUM REQUESTS THAT THE BOSTON REDEVELOPMENT AUTHORITY (BRA) GRANT TENTATIVE DESIGNATION TO THE CARDINAL'S REHAB, INC. AS REDEVELOPER OF 47 THORNDIKE STREET FOR THE PURPOSE OF REHABILITATING 47 THORNDIKE STREET INTO THREE (3) AFFORDABLE RENTAL UNITS.

Parcel RR-118 is located at 47 Thorndike Street. This parcel contains a three-story brick building on approximately 1,100 square feet of land in the South End Urban Renewal Area, Project No. MASS. R-56.

On September 28, 1988, the Cardinal's Rehab, Inc. purchased 45 Thorndike Street from the Boston Redevelopment Authority (BRA) for the purpose of rehabilitating the three-story brick building into three (3) affordable rental housing units. Cardinal's Rehab has now completed 45 Thorndike Street and would like to obtain the property adjacent to 45 Thorndike Street. Cardinal's Rehab, Inc. is a non-profit housing development corporation associated with the Archdiocese of Boston.

Cardinal's Rehab intends to rehabilitate 47 Thorndike into (3) rental residential units for Section 8 certificate holders. The total development costs are estimated at \$209,700. Construction and permanent financing has been requested from First Trade Union Savings in an amount of \$209,700. Also, subsidy write down monies have been requested from Public Facilities' Rental Development Program for the amount of \$36,000.

Cardinal's Rehab, Inc. will be the general contractor. The United Neighbors of Lower Roxbury support the project.

It is, therefore, recommended that the Cardinal's Rehab, Inc. be granted tentative designation as redeveloper of Parcel RR-118, located at 47 Thorndike Street in the South End Urban Renewal Area.

An appropriate resolution is attached.

MF2.40

